File G- 243188 BOX 14

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Caldwell Gina Caldwell 6728 Sunderland Circle Nashville, TN 37221	Franklin American Mortgage Co 501 Corporate Centre Dr.,Ste 400 Franklin, TN 37067	141-15-0D-052.00 CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.;
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $206,000.00

Robert Caldwell
Affiant

Subscribed and sworn to before me, this the 1st day of October, 2012.

Notary Public

My Commission Expires: 2/24/13
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20120074840 DEEDWARR
Recvd: 10/03/12 09:06 2 pgs
Fees:13.00 Taxes:762.20
20121003-0090240

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Dayne E. O'Neill, a widow, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Robert Caldwell and Gina Caldwell, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 52, PHASE 1, RE-SUBDIVISION OF LOTS 45, 46, 52, 53, 61, 62, 63 AND 64 SHEFFIELD ON THE HARPETH, as shown on plat of record in Plat Book 6900, Page 352, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dayne E. O'Neill, a widow by Warranty Deed from Laurence B. Boggess and wife, Brenda E. Boggess, recorded on the 10th day of October, 2001 in Instrument No. 20011010-0110392, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **6928 Sunderland Cirlce, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **1st** day of **October, 2012.**

GRANTOR(S)

Dayne K. O'Neill

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Dayne K. O'Neill** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **1st** day of **October, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY